

Williams, Karen

From: Planning (SMDC)
Subject: FW: SMD/2016/0492 RE: Bagnall Heights

From: Massey, Steven
Sent: 14 February 2017 16:25
To: Howard, Lisa
Cc: Planning (SMDC)
Subject: SMD/2016/0492 RE: Bagnall Heights

Lisa,

Following receipt of further amendments to the proposed layout as shown on the applicant's proposed layout plan Drg. No. 00524/AL(0)10 Rev C, I confirm that in terms of direct impact on trees and also indirect impacts arising from proximity to/relationship between trees and dwellings, this latest version of the scheme is now considered to have successfully addressed and overcome the previous issues, and is considered to be acceptable.

Specifically, omission of a further unit has now created a bit more space at the north-eastern end of the layout, and it is noted that the Ash tree within Group G3 at this point is also now shown more accurately located within the site boundary. The nearest dwelling, now a detached single unit, is comfortably outside the Root Protection Area for the trees in Group G3, and is also sufficiently far beyond the crown spread so as to avoid such a severe dominance by these trees in the rear outlook. This should jointly provide a more acceptable living environment for residents and also make suitable provision for the retention of the significant boundary trees.

I therefore confirm that I have no objection to the proposed development as set out on the Revision C Site Layout Plan, but would request that the following conditions be imposed in the event that planning permission is granted:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person to establish that such trees, shrubs or hedgerow are not in active use by nesting birds.
2. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are discovered during dismantling, felling or pruning operations.
3. Before the commencement of development (including any site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Tree Heritage Arboricultural Report reference THL-R16/91 submitted with the planning application hereby approved, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced

areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

4. Before the commencement of development (including any site clearance, stripping or site establishment) a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall include full details of all new tree and shrub planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Steve Massey

Arboricultural Officer / Operational Services
Staffordshire Moorlands District Council and High Peak Borough Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mob: 07545 423071

E-mail: steve.massey@staffsmoorlands.gov.uk

www.staffsmoorlands.gov.uk www.highpeak.gov.uk

From: Howard, Lisa
Sent: 14 February 2017 12:23
To: Massey, Steven
Subject: FW: SMD/2016/0492 RE: Bagnall Heights
Importance: High

Hi Steve,

Please see Natalie's email below and attached revisions. Please can you confirm if the amendments made are acceptable.

Many thanks
Lisa

From: Natalie Hewitt [<mailto:natalie.hewitt@hcarchitects.co.uk>]
Sent: 14 February 2017 12:24
To: Howard, Lisa
Subject: RE: SMD/2016/0492 RE: Bagnall Heights

IMPORTANT NOTICE

Please consider Hewitt&Carr's confidentiality disclaimer notice at the end of this e-mail before reading this message or opening any attachments.

Job No.

Lisa,

I have spoken with the client and we have agreed to reduce the numbers down by one in light of Steve Massey's further comments. Please take this and the attached additional elevations as part of our application. We would still like to get this into the March Committee and would agree to an extension of time to suit.

If you have any further issues do please drop me a line. I hope that this will now be enough to move forward with a positive recommendation.

***Please note that I will be on annual leave from Friday 3rd March returning to the office on Tuesday 14th March 2017. If during this period you require anything that is an emergency then please feel free to contact Emma in the office who will assist you with your enquiry.**

Regards

Hewitt&Carr Architects

Natalie

NATALIE HEWITT BA(Hons) BArch(Hons) RIBA
Director & Architect

T: 01538 756888

M: 07971 396376

natalie.hewitt@hcarchitects.co.uk

www.hcarchitects.co.uk

Hewitt&Carr Architects | 2-4 Cross Street | Cheadle | Stoke-on-Trent | ST10 1NP
Registered Company No: 07729988



Hewitt&Carr Architects is a Limited Company and any references to 'us', 'we' or 'I' within this correspondence mean Hewitt&Carr Architects Limited.

Confidentiality Notice: The information contained in this e-mail is for the intended recipient(s) alone. It may contain copyright privileged and confidential information that is exempt from disclosure under English law and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us immediately by using the reply facility on your e-mail system or by contacting us on the above telephone number. If this message is being transmitted over the Internet, be aware that it may be intercepted by third parties.

Please consider the environment before printing this email

From: Howard, Lisa [<mailto:Lisa.Howard@highpeak.gov.uk>]

Sent: 13 February 2017 16:00

To: Natalie Hewitt <natalie.hewitt@hcarchitects.co.uk>

Subject: FW: SMD/2016/0492 RE: Bagnall Heights

Natalie

Please find Steve's comments regarding the latest set of revisions below. I am starting to prepare my report for committee with a view of getting it to Ben later this week ready for the 2nd March meeting.

Kind regards
Lisa

From: Massey, Steven
Sent: 10 February 2017 13:27
To: Howard, Lisa
Cc: Haywood, Ben
Subject: RE: SMD/2016/0492 RE: Bagnall Heights

Hi Lisa

The latest amended layout from Natalie has moved the end 2 semi-detached units approx. 3m further from the site boundary, which is clearly an improvement. However, the tree position is still shown as just beyond the red-edge, when in reality by my pacing out it is approximately 3m further to the south-east i.e. well within the boundary, with the Root Protection Area and indicated crown spread being correspondingly further into the site too. I've indicated this on the attached first sketch plan.

Whilst the proposed building footprint is now outside the RPA (inner circle) and thus would avoid direct harmful impact on the trees (given appropriate care, and use temporary tree protection barriers, during construction) the principle French windows of the living rooms would still only be c.1.5m from the outer crown spread and would have an extremely restricted outlook directly towards the trees. Putting myself in the place of a resident (and one who may be presumed to have a more static lifestyle spending more time indoors and also be more inclined to worry about the close presence of trees) I'm still struggling to see that the proposed layout (even as now amended) in this part of the site would achieve a satisfactory development and create an acceptable, non-threatening outlook and good living environment.

When all's said and done it's not a protected tree, and is "only" given a Category C retention value in the application tree survey. However, I would suggest it is important to retain as much as possible of existing, well established boundary screening to what is a major developed site in green belt open countryside, and here forms the boundary between the developed site of Bagnall Heights and the adjacent golf course.

Is there any mileage in considering rotating these end two units through 90 degrees behind a "T-shaped" turning head, where there would then be a blank side elevation towards the trees rather than principal outlook elevation – see second attached sketch plan (but note that I haven't detail measured or plotted the road layout for vehicle turning paths etc). Possibly the dwellings would need setting back (north-eastwards) another metre or two to accommodate a narrow planting area at the back of the pavement as indicated on the rest of the layout? I haven't sent this to Natalie at this stage, as I don't know whether it may raise other planning/spatial issues or whether there is some fundamental reason already known why the applicant wouldn't want development across the end of the access road (eg restricting opportunity for further future development?), or indeed whether we should be offering suggestions towards possible solution rather than just highlighting any problems and leaving it to the applicant to address these. But if it helps, feel free to pass on my scribbles to Natalie.

Steve

Steve Massey

Arboricultural Officer / Operational Services
Staffordshire Moorlands District Council and High Peak Borough Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mob: 07545 423071

E-mail: steve.massey@staffsmoorlands.gov.uk

From: Natalie Hewitt [<mailto:natalie.hewitt@hcarchitects.co.uk>]
Sent: 10 February 2017 09:45
To: Howard, Lisa
Cc: Haywood, Ben; Massey, Steven
Subject: RE: SMD/2016/0492 RE: Bagnall Heights
Importance: High

IMPORTANT NOTICE

Please consider Hewitt&Carr's confidentiality disclaimer notice at the end of this e-mail before reading this message or opening any attachments.

Job No.

Lisa,

In view of Steve Masseys comments please find attached a revised layout where we have relocated the two units further away from the boundary.

Please accept this as a revision to our application. As I have mentioned previously we are keen to reduce any further delay and get this into the March Committee.

If you could confirm that this is now possible then I will work up the amended elevations etc and get those to you next week.

Regards

Hewitt&Carr Architects

Natalie

NATALIE HEWITT BA(Hons) BArch(Hons) RIBA
Director & Architect

T: 01538 756888
M: 07971 396376

natalie.hewitt@hcarchitects.co.uk

www.hcarchitects.co.uk

Hewitt&Carr Architects | 2-4 Cross Street | Cheadle | Stoke-on-Trent | ST10 1NP
Registered Company No: 07729988



Hewitt&Carr Architects is a Limited Company and any references to 'us', 'we' or 'I' within this correspondence mean Hewitt&Carr Architects Limited.

Confidentiality Notice: The information contained in this e-mail is for the intended recipient(s) alone. It may contain copyright privileged and confidential information that is exempt from disclosure under English law and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us immediately by using the reply facility on your e-mail

system or by contacting us on the above telephone number. If this message is being transmitted over the Internet, be aware that it may be intercepted by third parties.

Please consider the environment before printing this email

From: Howard, Lisa [<mailto:Lisa.Howard@highpeak.gov.uk>]
Sent: 07 February 2017 13:54
To: Natalie Hewitt <natalie.hewitt@hcarchitects.co.uk>
Cc: Haywood, Ben <Ben.Haywood@highpeak.gov.uk>
Subject: FW: SMD/2016/0492 RE: Bagnall Heights

Natalie,

Further to your email, I have received the comments below from Steven Massey. You will note that he has concerns with the amended layout.

Kind regards
Lisa

From: Massey, Steven
Sent: 07 February 2017 13:47
To: Howard, Lisa
Subject: SMD/2016/0492 RE: Bagnall Heights

Lisa,

With regard to the amendments shown on Drg. No. 00524/AL(0)10 Rev B:

The amendments at the western-most corner of the site are such that all new development would now be outside the Root Protection Areas (RPAs) of trees to be retained, and also importantly the rear elevations would be sufficiently far from the boundary trees to provide a reasonably liveable outlook. There would still be notable shading at times, but the proximity is not now considered so close as to substantiate objection/refusal (there would be some 8.25 – 14.5m clearance between rear elevations and indicated outer tree crown spreads).

(There appears to be a rather awkward relationship between the 2 end-of-block units forming the corner of the L-shaped proposed new layout, but this is not directly a tree issue so I'll leave that to you to - although it could become more of a tree issue if they attempt to resolve by moving principle windows into the side elevation, as these would then have an outlook directly into the nearby (2.75m away) crown spread of tree T16).

However, at the north-east end of the long row of dwellings, the amendments for the last 2 units now shown as semi-detached do not seem to have picked up on the comment in my consultation response e-mail of 25/11/2016 that the Ash tree within Group G3 (as denoted in the applicant's tree survey report) is actually situated a few metres into the site and not beyond the boundary ditch/fence as shown

The latest amendments have not actually increased the distance of proposed units from the boundary at this point, but have kept them equally as close as previously but moved this closest proximity to the boundary nearer to the Group G3 trees – effectively bringing the proposed development closer to these trees such that the principle windows of the living accommodation would be less than 3.5m from the closest (actual) tree stem position. This would bring the building footprint fractionally within the RPA, and notably within existing branch spread, of the Ash, and only c.2.5m outside the branch spread of the Horse Chestnut in Group G3. Both these trees have the potential to grow substantially bigger than they are at present. This would clearly not be an acceptable or sustainable relationship in terms of retaining established/mature boundary trees and structural landscaping, and would create an extremely poor living environment for residents.

So still fundamental issues of concern at the north-east end of the propose scheme.

Steve

Steve Massey

Arboricultural Officer / Operational Services
Staffordshire Moorlands District Council and High Peak Borough Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mob: 07545 423071

E-mail: steve.massey@staffsmoorlands.gov.uk

www.staffsmoorlands.gov.uk www.highpeak.gov.uk

From: Howard, Lisa
Sent: 07 February 2017 10:29
To: Massey, Steven
Subject: FW: Bagnall Heights

Hi Steve,

Do you have any comments on the revised layout I can pass onto Natalie?

Many thanks
Lisa

From: Natalie Hewitt [<mailto:natalie.hewitt@hcarchitects.co.uk>]
Sent: 07 February 2017 09:53
To: Howard, Lisa; Massey, Steven
Cc: Haywood, Ben
Subject: RE: Bagnall Heights

IMPORTANT NOTICE

Please consider Hewitt&Carr's confidentiality disclaimer notice at the end of this e-mail before reading this message or opening any attachments.

Job No.

Lisa,

Please can you chase this up as a matter of priority - we really want to hit the March committee as this has gone on quite long enough now.

Regards
Hewitt&Carr Architects

Natalie

NATALIE HEWITT BA(Hons) BArch(Hons) RIBA
Director & Architect

T: 01538 756888
M: 07971 396376

natalie.hewitt@hcarchitects.co.uk

www.hcarchitects.co.uk

Hewitt&Carr Architects | 2-4 Cross Street | Cheadle | Stoke-on-Trent | ST10 1NP
Registered Company No: 07729988



Hewitt&Carr Architects is a Limited Company and any references to 'us', 'we' or 'I' within this correspondence mean Hewitt&Carr Architects Limited.

Confidentiality Notice: The information contained in this e-mail is for the intended recipient(s) alone. It may contain copyright privileged and confidential information that is exempt from disclosure under English law and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us immediately by using the reply facility on your e-mail system or by contacting us on the above telephone number. If this message is being transmitted over the Internet, be aware that it may be intercepted by third parties.

Please consider the environment before printing this email

From: Howard, Lisa [<mailto:Lisa.Howard@highpeak.gov.uk>]
Sent: 03 February 2017 14:27
To: Natalie Hewitt <natalie.hewitt@hcarchitects.co.uk>
Subject: RE: Bagnall Heights

Hi Natalie

Unfortunately I have not had any further comments from Steve as yet, I have just chased and will forward his comments on receipt.

Kind regards
Lisa

From: Natalie Hewitt [<mailto:natalie.hewitt@hcarchitects.co.uk>]
Sent: 31 January 2017 14:30
To: Howard, Lisa
Subject: RE: Bagnall Heights

IMPORTANT NOTICE

Please consider Hewitt&Carr's confidentiality disclaimer notice at the end of this e-mail before reading this message or opening any attachments.

Job No.

Lisa,

Any further comments regarding the revised layout? I could do with updating my client.

Regards
Hewitt&Carr Architects

Natalie

NATALIE HEWITT BA(Hons) BArch(Hons) RIBA
Director & Architect

T: 01538 756888
M: 07971 396376

natalie.hewitt@hcarchitects.co.uk

www.hcarchitects.co.uk

Hewitt&Carr Architects | 2-4 Cross Street | Cheadle | Stoke-on-Trent | ST10 1NP
Registered Company No: 07729988



Hewitt&Carr Architects is a Limited Company and any references to 'us', 'we' or 'I' within this correspondence mean Hewitt&Carr Architects Limited.

Confidentiality Notice: The information contained in this e-mail is for the intended recipient(s) alone. It may contain copyright privileged and confidential information that is exempt from disclosure under English law and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us immediately by using the reply facility on your e-mail system or by contacting us on the above telephone number. If this message is being transmitted over the Internet, be aware that it may be intercepted by third parties.

Please consider the environment before printing this email

From: Howard, Lisa [<mailto:Lisa.Howard@highpeak.gov.uk>]
Sent: 20 January 2017 15:54
To: Natalie Hewitt <natalie.hewitt@hcarchitects.co.uk>
Subject: RE: Bagnall Heights

Natalie,

Thank you for the amended plan. I can confirm receipt.

Kind regards
Lisa

From: Natalie Hewitt [<mailto:natalie.hewitt@hcarchitects.co.uk>]
Sent: 20 January 2017 15:26
To: Howard, Lisa
Cc: Massey, Steven
Subject: RE: Bagnall Heights

IMPORTANT NOTICE

Please consider Hewitt&Carr's confidentiality disclaimer notice at the end of this e-mail before reading this message or opening any attachments.

Job No.

Lisa,

Further to your email with Steve's comments.

Please find attached an alternative site layout that we hope deals with the concerns. I look forward to hearing your thoughts in the coming week.

Regards

Hewitt&Carr Architects

Natalie

NATALIE HEWITT BA(Hons) BArch(Hons) RIBA
Director & Architect

T: 01538 756888
M: 07971 396376

natalie.hewitt@hcarchitects.co.uk

www.hcarchitects.co.uk

Hewitt&Carr Architects | 2-4 Cross Street | Cheadle | Stoke-on-Trent | ST10 1NP
Registered Company No: 07729988



Hewitt&Carr Architects is a Limited Company and any references to 'us', 'we' or 'I' within this correspondence mean Hewitt&Carr Architects Limited.

Confidentiality Notice: The information contained in this e-mail is for the intended recipient(s) alone. It may contain copyright privileged and confidential information that is exempt from disclosure under English law and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us immediately by using the reply facility on your e-mail system or by contacting us on the above telephone number. If this message is being transmitted over the Internet, be aware that it may be intercepted by third parties.

Please consider the environment before printing this email

From: Howard, Lisa [<mailto:Lisa.Howard@highpeak.gov.uk>]

Sent: 13 January 2017 17:27

To: Natalie Hewitt <natalie.hewitt@hcarchitects.co.uk>

Subject: FW: Bagnall Heights

Natalie

Further to my voice message and my telephone conversation with Steven Massey. The key point to note is that Steven is not of the view that the concerns he has raised could be overcome by condition and we therefore need to have a look at the layout to see where amendments can be made to overcome his objection. His concerns principally relate to the loss of T16 and the relationship of the proposed unit within the south western area of the site with the remaining trees in this location and also the relationship of the units located at the north eastern end of the site with the remaining trees along the boundary (G3). He did mention that the stem of one of these trees is 3m further into the site than shown on the plan which brings the north eastern end of the block of 5 units within the RPA. I have attached his email below and the indicative layout plan. I will call you on Monday to discuss further.

Kind regards
Lisa

From: Massey, Steven
Sent: 13 January 2017 16:30
To: Howard, Lisa
Subject: Bagnall Heights

Hi Lisa

As discussed please see attached plan on which I've very crudely added some sketchy annotation (without any measurements or allowing for parking, access road etc) purely to illustrate the principles of trying to amend the layout to enable retention of all good/reasonable quality significant trees and provide acceptable living environment for residents without undue over-bearing impact of trees on dwellings/individual private amenity spaces.

The last 2 units of the block of 5 towards the NE end of the line could be stepped and/or angled forward.

Regards,

Steve

Steve Massey

Arboricultural Officer / Operational Services
Staffordshire Moorlands District Council and High Peak Borough Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mob: 07545 423071

E-mail: steve.massey@staffs Moorlands.gov.uk

www.staffs Moorlands.gov.uk www.highpeak.gov.uk

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000